

Grandview Landings
Board of Directors & Homeowners Meeting
July 22, 2023

Meeting was called to order at 9:07 am by Doug Lindsay, Board members in attendance were Doug Lindsay, Robin Thorpe, and Bob Crowley.

Welcome and Introductions

Doug Lindsay welcomed all in attendance and thanked the Thorpe's for the use of their back yard for the meeting. Notice of this meeting was posted at the mailbox, on Facebook and on Nextdoor on July 10, 2023.

Board of Directors

President – Doug Lindsay

Vice President – Robin Thorpe

Secretary - Kathy Ramlogan

Treasurer - Bob Crowley

At Large Member – open

It was noted that there is an opening for an At-Large member of the Board of Directors* (see note at the end of these Minutes).

Committee Chairs:

Landscaping and Grounds: Gio Vescera (still looking for someone to assist)

Gates and Walls: Chuck Thorpe, Doug Lindsay and Tom Simon

Website: Tom Simon

It was noted that any suggestions or issues should be brought forward to the Board or appropriate committee chair.

Meeting Minutes

The January 28th 2023, Meeting Minutes were not read line by line but a verbal summary was provided. All Meeting Minutes and HOA documents are on GLVHOA website. A motion was made to approve the minutes. MOTION APPROVED.

Financial Review

2023 Income and Expense report for the first 6 months of 2023 Budget was presented by Bob Crowley. There are no unusual items to note. The year is progressing as budgeted. All dues have been paid. Miscellaneous expenses listed were for the library by the mailbox and the new signage at the gate exit. The water bills vary considerably from month to month. The sprinklers are currently off as we are receiving ample rainwater.

It was confirmed that the following charges were approved by the Board of Directors:

Estoppel Requests – (paid by the seller at closing) - \$150

Expedited - \$250

Annual Homeowners assessments are due January 1 of each year. Late fees are as follows:

Payment not received by January 31 – Add \$25

Payment not received by February 28 – Add additional \$25

Payment not received by March 31 and every succeeding month – additional \$10 per month

Deed Restrictions and Violations

Just a reminder that boats, boat trailers, mobile homes, house trailers, travel trailers, camper vehicles, motor homes, and commercial trucks cannot be parked in GVL not to exceed 7 days. No overnight parking on the street is permitted. No parking on grass or vacant lots; all vehicles must be parked on the driveway. Every time we send Non-compliance letters, it is an expense to the HOA. Please be mindful (Declaration of Covenants, Restrictions, Limitations and Conditions and be found online).

Discussion Items:

The community library has been successful.

There remain erosion issues around a couple drainage sites on Grandview Landings Road next to the retention pond. We will continue to seek out solutions.

It was suggested to put reflectors on the gates to help prevent drivers from crashing into the gates. When gates are damaged, the repair is paid by the HOA.

Power washing of sidewalks and driveways is the responsibility of each home owner. The HOA will power wash the gutters and curbs. An effort will be made to coordinate the service provider to perform services for individual properties (at the owner's expense) when the company does the HOA work.

A few homeowners are experiencing tree roots raising the sidewalks in front of their homes. The maintenance of the sidewalks is the responsibility of the homeowner and suggestions were made about dealing with these situations..

There was discussion about maintaining the landscaping at the front entrance. Our yard mowing service providers will be contacted.

Adjournment:

Motion to Adjourn was made at 9:57 am. MOTION APPROVED

Additional Action at Close of Meeting

After the close of the Meeting, Debbie Heim volunteered to serve on the Board as an At Large Member. The board members were polled and Debbie was unanimously approved to fill the vacant At Large position.